

STAFF REVIEW AGENDA

05/19/2005
FINAL

Zoning

- 1 PDC05-045 Work Code: Privately Initiated MANAGER: Jeff Roche
APN: **67807029** TECH: Helen Maddox ENGINEER: Andrew Turner
Historic: No Impervious Surface: No Owner: COYOTE CREEK BUSINESS PARK
RDA area: Edenvale Planned Community: No
District: 2 Zone: A(PD) GP: IP
Address: 5815 SILVER CREEK VALLEY PL SNI area: No Historic Dist: NO
Gross acres: 10.48 Previous files:
southwest corner of Piercy Road and Valley Place
Planned Development Rezoning from A(PD) Planned Development District to A(PD) Planned Development District to allow private health care facility use in addition to previously approved hotel, athletic club, and office uses on a 10.48 gross acre site
- 2 PDC05-046 Work Code: Privately Initiated MANAGER: Edward Schreiner
APN: **28403033** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: S L START & ASSOCS INC
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: HDR (25-50), MHDR (12-25)
Address: 1460 CURCI DR SNI area: No Historic Dist: NO
Gross acres: 2.2 Previous files: PRE05-041 PD03-076 PDC03-084 PRE03-011 PRE02
southeast corner of Curci Drive and St Elizabeth Drive
Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow up to 46 single-family detached residences on a 2.2 gross acre site
- 3 PDC05-047 Work Code: Privately Initiated MANAGER: Hadasa Lev
APN: **48425002** TECH: Roland White ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: RATCHFORD TIMOTHY P AND ELIZABETH .
RDA area: No Planned Community: No
District: 5 Zone: Unincorporated GP: MLDR (8.0)
Address: 3024 FLORENCE AV SNI area: East Valley/680 Communities Historic Dist: NO
Gross acres: 0.78 Previous files: CAPITOL 53 PRE05-048
south side of Florence Avenue approximately 250 feet easterly of Lyndale Avenue
Planned Development Prezoning from Unincorporated County to A(PD) Residential District to allow 6 single-family detached residences on a 0.78 gross acres site

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Planned Development

4 PD05-032 Work Code: None MANAGER: Lesley Xavier
APN: **24968001** TECH: Helen Maddox ENGINEER: Andrew Turner
Historic: No Impervious Surface: Yes Owner: MODERN ICE & COLD STORAGE CO
RDA area: SNI Planned Community: No
District: 3 Zone: LI GP: HDR (25-50)
Address: 950 OAKLAND RD SNI area: 13th Street Historic Dist: NO
Gross acres: 9.6 Previous files: PT05-036 PDC05-014
northeast corner of Berryessa Road and Oakland Road
Planned Development Permit to construct 202 single-family attached residences on a 9.6 gross acre site

Site Development

5 H05-021 Work Code: None MANAGER: Ron Eddow
APN: **46738102** TECH: Helen Maddox ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Yes Owner: CHEN HONGTAO AND EMILY
RDA area: SNI Planned Community: No
District: 3 Zone: R-2 GP: MDR (8-16)
Address: 155 S 19TH ST SNI area: Five Wounds/Brookwood Terra Historic Dist: NO
Gross acres: 0.2 Previous files: AD05-354 PRE04-262
west side of South 19th Street and approximately 250 feet north of East San Antonio Street
Site Development Permit to allow conversion of an existing single-family residence to a duplex on a 0.19 gross acre site

6 H05-022 Work Code: None MANAGER: Rebekah Ross
APN: **37224012** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: REX & MELODY TRUST
RDA area: No Planned Community: No
District: 1 Zone: CP GP: GC
Address: 7265 BARK LN SNI area: No Historic Dist: NO
Gross acres: 0.5 Previous files: AT05-037 PRE04-395
north side of Bark Lane, approximately 150 feet easterly of South De Anza Boulevard
Site Development Permit to construct 12,290 square feet for commercial uses, existing structure was removed due to burndown on a 0.5 gross acre site

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Site Development

- 7 H05-023 Work Code: None MANAGER: Rebekah Ross
APN: **29640017** TECH: Helen Maddox ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Yes Owner: ALLISON MOTORS INC
RDA area: No Planned Community: No
District: 1 Zone: CG GP: GC
Address: 4250 STEVENS CREEK BL SNI area: No Historic Dist: NO
Gross acres: 2.27 Previous files: PRE05-062 AD02-1233
south side of Stevens Creek Boulevard, 350 feet westerly of Kiely Boulevard
Site Development Permit to replace existing 20,544 square foot building with 27,676 square foot building
for auto dealership uses on a 2.27 gross acre site

Special Use Permit

- 8 SP05-015 Work Code: None MANAGER: Lori Moniz
APN: **45505011** TECH: Roland White ENGINEER: Amit Mutsuddy
Historic: No Impervious Surface: No Owner: GENERAL ELECTRIC CO
RDA area: NO Planned Community: No
District: 7 Zone: A(PD) GP: CIC
Address: 175 CURTNER AV SNI area: No Historic Dist: NO
Gross acres: 55.1 Previous files: SP05-016 TR05-054 TR05-055 PDC04-029 GP03-C
northwest corner of Curtner Avenue and Monterey Highway
Special Use Permit to demolish a portion of one building on a 55.1 gross acres site
- 9 SP05-016 Work Code: None MANAGER: Lori Moniz
APN: **45505011** TECH: Roland White ENGINEER: Amit Mutsuddy
Historic: No Impervious Surface: No Owner: GENERAL ELECTRIC CO
RDA area: NO Planned Community: No
District: 7 Zone: A(PD) GP: CIC
Address: 175 CURTNER AV SNI area: No Historic Dist: NO
Gross acres: 55.1 Previous files: SP05-015 TR05-054 TR05-055 PDC04-029 GP03-C
northwest corner of Curtner Avenue and Monterey Highway
Special Use Permit to demolish buildings on a 55.1 gross acre site

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Tentative Map

- 10 AT05-037 Work Code: MANAGER: Rebekah Ross
APN: **37224012** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: REX & MELODY TRUST
RDA area: No Planned Community: No
District: 1 Zone: CP GP: GC
Address: 7265 BARK LN SNI area: No Historic Dist: NO
Gross acres: 0.5 Previous files: H05-022 PRE04-395
north side of Bark Lane, approximately 150 feet easterly of South De Anza Boulevard
Lot Line Adjustment to consolidate two parcels into one lot for commercial uses on a 0.5 gross acre site
- 11 AT05-038 Work Code: MANAGER: Dave Tymn
APN: **43431034** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: No Owner: BRAVO FRANSIS ET AL
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1597 CARMEL DR SNI area: No Historic Dist: NO
Gross acres: 0.29 Previous files:
South side of Carmel Drive approximately 700 feet west of Creek Drive
Lot Line Adjustment between two parcels on a 0.29 gross acre site
- 12 AT05-039 Work Code: MANAGER: Jeff Roche
APN: **09766004** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: No Owner:
RDA area: NO Planned Community: N/A
District: 4 Zone: IP GP: IP
Address: SNI area: No Historic Dist: NO
Gross acres: 6.8 Previous files:
northerly corner of Montague Expressway and Trimble Road
Lot Line Adjustment to consolidate two parcels into one lot for industrial uses on a 6.8 gross acres site
- 13 PT05-036 Work Code: Vesting Map MANAGER: Lesley Xavier
APN: **24968001** TECH: Helen Maddox ENGINEER: Andrew Turner
Historic: No Impervious Surface: Yes Owner: MODERN ICE & COLD STORAGE CO
RDA area: SNI Planned Community: No
District: 3 Zone: LI GP: HDR (25-50)
Address: 950 OAKLAND RD SNI area: 13th Street Historic Dist: NO
Gross acres: 9.6 Previous files: PD05-032 PDC05-014
northeast corner of Berryessa Road and Oakland Road
Vesting Planned Tentative Map Permit to consolidate four parcels into one lot for 202 single-family attached residences on a 9.6 gross acre site

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Tree Removal

- 14 TR05-051 Work Code: SF Lot - on private lot MANAGER: Dave Tymn
APN: **27438039** TECH: Ying Smith ENGINEER:
Historic: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 2017 EMORY ST SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
2017 Emory Street
Tree Removal Permit to remove a dead walnut tree 70 feet circumference on a 0.15 gross acre site
- 15 TR05-052 Work Code: SF Lot - on private lot MANAGER: Dave Tymn
APN: **27456048** TECH: Darren McBain ENGINEER:
Historic: No Impervious Surface: Owner: HOUSTON JOHN J AND TAMMY J
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 2453 TULIP RD SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
north side of Tulip Road, 200 feet westerly of Peachtree Lane
Tree Removal Permit to remove one Oak tree approximately 80 inches in circumference on a 0.13 gross acre site
- 16 TR05-053 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **26455098** TECH: Maggie Suson-Nale ENGINEER:
Historic: No Impervious Surface: Owner: CULLEN DEMATTEI DEVEL INC
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1038 BROADWAY AV SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
1038 Broadway Avenue
Tree Removal Permit to approve removal of one Redwood tree which was previously removed contrary to the requirements of the approved Tree Removal Permit for the site (TR04-136), on a 0.13 gross acre site
- 17 TR05-054 Work Code: Industrial Lot MANAGER: Vic Mendez
APN: **45505011** TECH: Meera Nagaraj ENGINEER:
Historic: No Impervious Surface: Owner: GENERAL ELECTRIC CO
RDA area: Planned Community: No
District: 7 Zone: HI GP: CIC
Address: 175 CURTNER AV SNI area: No Historic Dist: NO
Gross acres: 1.59 Previous files: SP05-015 SP05-016 TR05-055 PDC04-029 GP03-C
northwest corner of Curtner Avenue and Monterey Highway
Tree Removal Permit to remove four trees of diameter, tree nos. 462, 25"; 465, 19"; 469, 27"; and 485: 43" near Building 'E' on a 55.1 gross acre site

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Tree Removal

18 TR05-055 Work Code: Industrial Lot MANAGER: Vic Mendez
APN: **45505011** TECH: Teresa Estrada ENGINEER:
Historic: No Impervious Surface: Owner: GENERAL ELECTRIC CO
RDA area: Planned Community: No
District: 7 Zone: HI GP: CIC
Address: 175 CURTNER AV SNI area: No Historic Dist: NO
Gross acres: 55.1 Previous files: SP05-015 SP05-016 TR05-054 PDC04-029 GP03-C
northwest corner of Curtner Avenue and Monterey Highway
Tree removal permit to allow the removal of 33 ordinance-sized trees of varying species on a 55.1 gross acre site in the HI-Heavy Industrial Zoning District.

19 TR05-056 Work Code: Commercial Lot MANAGER: Reena Mathew
APN: **49104025** TECH: Darren McBain ENGINEER:
Historic: No Impervious Surface: Owner: EASTRIDGE SHOPPING CENTER LLC
RDA area: No Planned Community: No
District: 8 Zone: CG GP: RC
Address: 2189 QUIMBY RD SNI area: No Historic Dist: NO
Gross acres: 2 Previous files: AD03-601
northwest corner of Quimby Road and Eastridge Boulevard
Tree Removal Permit to remove one diseased Eucalyptus tree 240 inches in circumference on a 2.1 gross acre site

Single Family development

20 SF05-010 Work Code: Other MANAGER: Leslev Xavier
APN: **69430025** TECH: Caleb Gretton ENGINEER: N/A
Historic: No Impervious Surface: No Owner: JOHNS GREG B ET AL
RDA area: No Planned Community: No
District: 10 Zone: R-1-8 GP: MLDR (8.0)
Address: 5899 TAORMINO AV SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
5899 Taormino Avenue
Single Family House Permit to allow a 2,254-square-foot addition to an existing single-family residence resulting in an FAR of 0.52 in the R-1-8 Single-Family Residence District

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General Plan Amendments

- 21 GP05-02-01 Work Code: Non CP MANAGER: Meera Nagaraj
APN: **49415024** TECH: Ben Corrales ENGINEER: Winnie Pagan
Historic: No Impervious Surface: Yes Owner: DESMON JOHNSON
RDA area: No Planned Community: No
District: 2 Zone: CP GP: MLDR (8.0)
Address: 4298 SENTER RD SNI area: No Historic Dist: NO
Gross acres: 1.39 Previous files:
northeast corner of Coyote Road and Senter Road
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to Neighborhood Community-Commercial on a 1.39-acre site. (Desmond Johnson, Owner/Green Valley Corp., Applicant)
- 22 GP05-02-02 Work Code: Non CP MANAGER: Elena Lee
APN: **69524072** TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: No Owner: PLAZA DEL REY ASSOCS LLC
RDA area: No Planned Community: No
District: 2 Zone: A(PD) GP: GC
Address: 5885 SANTA TERESA BL SNI area: No Historic Dist: NO
Gross acres: 1.46 Previous files: PRE05-025 AD04-715 PD04-028 PRE04-002 ABCL0
west side of Snell Avenue, approximately 400 feet southerly of Santa Teresa Boulevard
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from General Commercial to Medium Density Residential (8-16 DU/AC) on a 1.46-acre site. (Plaza del Rey Assoc., Owner/Green Valley Corp., Applicant)
- 23 GP05-03-02 Work Code: Non CP MANAGER: Dionne Early
APN: **23014026** TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: SI XIV
RDA area: No Planned Community: No
District: 3 Zone: HI GP: LI
Address: 1270 CAMPBELL AV SNI area: No Historic Dist: NO
Gross acres: 5.13 Previous files:
north side of Campbell Avenue, approximately 2000 feet north of Newhall Street
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Light Industrial to High Density Residential (25-50 DU/AC) on a 5.13-acre site. (Si Xiv, Owner/Tim Steele, Applicant)

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General Plan Amendments

- 24 GP05-04-03 Work Code: Non CP MANAGER: Elena Lee
APN: **24423067** TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: CILKER WILLIAM H ET AL
RDA area: No Planned Community: No
District: 4 Zone: HI GP: HI
Address: 2080 OAKLAND RD SNI area: No Historic Dist: NO
Gross acres: 2.66 Previous files:
east side of Oakland Road, approximately 400 feet North of Rock Avenue
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Heavy Industrial to Heavy Industrial with Mixed Industrial Overlay on a 2.66-acre site. (Cilker Revokable Trust, Owner/Bible Way Christian Center, Applicant)
- 25 GP05-06-03 Work Code: Non CP MANAGER: Dionne Early
APN: TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: GREEN VALLEY CORP
RDA area: Planned Community: N/A
District: 6 Zone: LI GP: LI
Address: SNI area: No Historic Dist: NO
Gross acres: 7.08 Previous files:
south side of Campbell Avenue, approximately 100 feet west of Newhall Avenue
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Light Industrial to Transit Corridor Residential 20+ on a 7.08-acre site. (Green Valley Corp., Owner/Barry Swenson Builder, Applicant)
- 26 GP05-07-01 Work Code: Non CP MANAGER: Ying Smith
APN: **47766004** TECH: Ben Corrales ENGINEER: N/A
Historic: No Impervious Surface: No Owner: GIRARD JOYCE
RDA area: SNI Planned Community: No
District: 7 Zone: R-1-8 GP: MLDR (8.0)
Address: 1785 LUCRETIA AV SNI area: Tully/Senter Historic Dist: NO
Gross acres: 1.8 Previous files: PRE05-152 PRE04-117
northwest corner of Lucretia Avenue and Phelan Avenue
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8.0 DU/AC) to Medium Density Residential (8-16 DU/AC) on a 1.8-acre site. (Benson Chu, Owner/Gerry De Young, Applicant)

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General Plan Amendments

27 GP05-10-01 Work Code: Non CP MANAGER: Meera Nagaraj
APN: **57502018** TECH: Ben Corrales ENGINEER: Amit Mutsuddy
Historic: No Impervious Surface: Yes Owner: BROKAW INTERESTS
RDA area: No Planned Community: No
District: 10 Zone: A(PD) GP: AO-RD
Address: 6411 GUADALUPE MINES RD SNI area: No Historic Dist: NO
Gross acres: 15.85 Previous files:
west side of Guadalupe Mines Road, approximately 1,800 feet southerly of Camden Avenue
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram
designation from Administrative Office/Research and Development on approx. 14.35 acres and
Non-Urban Hillside on approx. 1.5 acres to Medium Density Residential (8-16 DU/AC) on a 15.85-acre
site. (SDC # 941, Brokaw Int., O

STAFF REVIEW AGENDA

5/01/2005 to 5/7/2005

Tract Maps

1 **9707** Sub Code: Standard Map PW Engineer: Mirabel Aguilar
APN: Work Proposed: Non-Residential PL Manager: Rebekah Ross
District: 7 Gross acres: 22.4 Owner: SOUTHERN PACIFIC COMPANY
Address: 9681 TRACT

Previous files:

SOUTHERLY CORNER OF COLEMAN STREET AND WEST TAYLOR STREET

SAN JOSE MARKET CENTER - TRACT MAP 9707 SUBDIVIDES THE DESIGNATED
REMAINDER FROM TRACT MAP 9681 INTO 23 LOTS FOR COMMERCIAL USES.

2 **9709** Sub Code: Standard Map PW Engineer: Ryan Do
APN: **26133038** Work Proposed: Residential PL Manager: Edward Schreiner
District: 6 Gross acres: 40.21 Owner: PLANT 51 LLC
Address: 50 BUSH ST

Previous files: PD04-085 PT04-117 PDC04-096 PRE04-415 PRE04

SOUTHEAST CORNER OF THE ALAMEDA AND BUSH STREET

SUBDIVIDE TO ALLOW A PORTION OF THE LOT FOR CONDOMINIUM PURPOSES

Parcel Maps

3 **3-04117** Sub Code: Without Tentative Map PW Engineer: Ryan Do
APN: **23722074** Work Proposed: Non-Residential PL Manager: Jeff Roche
District: 4 Gross acres: 11.74 Owner: CARRAMERICA REALTY CORPORATION
Address: 245 CHARCOT AV
Previous files: PRE05-049 TR04-062

To subdivide 1 parcel with 6 existing commercial buildings into 6 lots.